

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 1 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 2 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Units
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Developer subsidy - owner-occupied Developer subsidy - rental Direct housing assistance -- owner-occupied Rental assistance Owner-occupied rehabilitation
	Description	Increase the number of affordable housing units.

	Basis for Relative Priority	
2	Priority Need Name	Improve existing structures
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Owner-occupied rehabilitation
	Description	Improve existing owner-occupied structures for low income individuals/families.
	Basis for Relative Priority	
3	Priority Need Name	Infrastructure improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Create or improve infrastructure
	Description	Create or improve infrastructure in target areas.
	Basis for Relative Priority	
4	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Improvement of Public Facilities
	Description	Improvement of Public Facilities
	Basis for Relative Priority	
5	Priority Need Name	Public Service Assistance
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public service assistance
	Description	Provide operating assistance to public service organizations.

	Basis for Relative Priority	
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Narrative (Optional)

Strategies to meet the above outlined needs/priorities include:

Strategy 1: Increase the number of affordable housing units.

1. Assist for-profit and non-profit developers with the cost of creating affordable housing units by subsidizing the construction/rehabilitation costs for low income individuals/families and by providing low cost construction financing.
2. Assist for-profit and non-profit developers meet Planning requirements by waiving sewer hook-on fees for affordable housing projects and by assisting with the cost of infrastructure improvements such as sidewalks.
3. Provide down payment and closing cost assistance to income eligible applicants.
4. Provide assistance to housing programs that target homeless individuals or households where appropriate through programs such as HOME assistance to developers, Tenant Based Rental Assistance and/or Shelter + Care.
5. Study options to develop workforce housing (81 - 125% Area Median Income).
6. Provide technical assistance to for-profit and non-profit developers.

Strategy 2: Improve existing owner-occupied structures for low income individuals/families.

1. Provide zero-percent interest loans to rehabilitate owner-occupied homes focusing on code related repairs, energy efficiency upgrades, accessibility modifications (if appropriate), and historic exterior upgrades (if appropriate).
2. Provide funding to make emergency repairs that threaten the health and safety of occupants.
3. Provide funding to make accessibility modifications for both owner-occupied and rental units so that qualified applicants may remain in their homes.
4. Assist non-profit organizations with the cost of rehabilitating existing owner-occupied structures.

Strategy 3: Create or improve infrastructure in target areas:

1. Provide funding for the creation and/or repair of water/sewer lines in areas that are not served or where infrastructure is breaking down.
2. Provide funding pedestrian pathways such as sidewalks (including curb improvements), ADA transition ramps, and multi-purpose pathways.

Strategy 4: Improvement of Public Facilities:

1. Provide funding to non-profits for the improvement of public facilities that are primarily used by HAND target populations.
2. Provide funding to improve neighborhood parks in HAND target areas.

Strategy 5: Public Service Assistance:

1. Provide funding to non-profit organizations that serve low income individuals/families with their basic emergency needs: food, shelter and health care.
2. Provide funding to non-profit organizations that provide a safety net for community members in need.
3. Provide funding to non-profit organizations that provide valuable services to improve quality of life.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 3 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	797,468	23,000	0	820,468	2,800,000	We anticipate receiving an average of \$700,000 per year for the remaining four years of our Consolidated Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	469,559	40,000	0	509,559	1,600,000	We anticipate receiving an average of \$400,000 per year for the remaining four years of our Consolidated Plan.

Table 4 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City leverages funds from private and non-federal public sources in several ways: 1) Infrastructure provided by general or enterprise (utilities) funding; 2) Infrastructure provided by private developers; 3) Private mortgages; 4) Infrastructure/projects funded by Tax Increment Financing District(s); 5) Community Revitalization Enhancement District Funds; 6) Certified Technology Park funds; and 7) Bloomington Housing Trust Fund.

Historically, Bloomington has met match requirements with the following: 1) Cash contributions (from non-federal resources); 2) Foregone taxes, fees, and charges; 3) Appraised land/real estate; 4) Non-federal on-site and off-site infrastructure improvements to affordable housing projects; 5) Site preparation, construction material and donated labor.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, the City of Bloomington has no public owned land or property located within the jurisdiction that will be used to carry out the plan.

Discussion

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
BLOOMINGTON	Government		Jurisdiction

Table 5 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Bloomington's social service network's strengths are with the wide variety of services available to those in need. While doing on-street interviews with persons who are either homeless or at risk of homelessness we asked "Do you need any assistance for which you have not been able to find an agency in Bloomington to help?" and responses were all for assistance that existed. The gap in the institutional delivery system is educating those in need about what services exist and how to access them.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		

Supportive Services			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 6 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Creating a service delivery system where individuals/families, particularly those who are chronically homeless, can locate and access needed services is complicated. In Bloomington, often individuals/families who are homeless or at risk of homelessness learn about valuable services at the Shalom Community Center. Noted below are agencies who provide services listed above to homeless persons. This is not an exhaustive list.

The **Shalom Community Center** is a daytime resource center for people who are living in poverty and experiencing its ultimate expressions: hunger, homelessness, and a lack of access to basic life necessities. Agencies who provide services at the Shalom Community Center include Veterans Assistance (VA), Positive Link (HIV/AIDS), Social Security, Indiana Legal Services, and the Broadview Learning Center.

The **BPD (Bloomington Police Department) Outreach Program** was launched on April 1, 2014 to is to find a better alternative to arrest when dealing with the consequences of either being homeless or at risk for homelessness and to coordinate services to individuals encountered by BPD Resource Officers and/or the Street Social Worker.

Catholic Charities provides individual and family counseling and provides Bloomington Social Service agencies professional training on various mental health issues. The agency also provides counseling for parents and teaches of students who are experiencing behavior, social or learning barriers. For example, Catholic Charities received a Jack Hopkins Grant to work with parents and students of Fairview School.

Centerstone is a community based behavioral healthcare provider for persons with serious mental illness and/or substance abuse disorders. They provide a full range of services from 24-hour crisis services to outpatient services to psychiatric services. They also have residential and employee assistance programs.

Community Kitchen and **Mother Hubbard's Cupboard** work to eliminate hunger through prepared meal programs (Community Kitchen) or access to healthy foods.

Indiana Legal Services provides equal access to justice by providing free legal representation, consultation and advice in the areas of family law, consumer law, senior law, housing issues, and public benefits.

Positive Link, a program of IU Health Bloomington Hospital, provides comprehensive prevention and holistic social services to those impacted by HIV. Services include housing and utilities assistance.

The **South Central Housing Network** is the Indiana Balance of State Continuum of Care Region 10 Planning Council that supports the development and maintenance of solutions to address homelessness.

Stepping Stones provides transitional housing and supportive services to youth 16-20 years old who are experiencing homelessness.

Volunteers in Medicine of Monroe County, in cooperation with others in the community, provides easily accessible, quality primary and preventative healthcare, treatment for both acute and chronic conditions, and health education that empowers individuals to take responsibility for their own well being to the medically underserved in Monroe County.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service delivery system is further strengthened by the BPD Outreach Program. The BPD Resource Officers and Street Social Worker provide information to individuals experiencing homelessness that they encounter on the streets. The BPD Outreach Program Advisory Committee, made up of organizations such as the Bloomington Police Department, City of Bloomington Housing and Neighborhood Development Department, Shalom Community Center, Centerstone, IU Health Bloomington Hospital, Volunteers in Medicine, LifeDesigns, the Monroe County Public Library, Monroe County Probation, Martha's House, and the faith community. These organizations help determine gaps in services and provide constructive ways to fill those gaps. Through this program, the City has funded a street social worker through Shalom Community Center and employment, mental health & prescription assistance through Centerstone.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Developer subsidy - owner-occupied	2015	2019	Affordable Housing		Affordable Housing Units		Homeowner Housing Added: 20 Household Housing Unit
2	Developer subsidy - rental	2015	2019	Affordable Housing		Affordable Housing Units		Rental units constructed: 23 Household Housing Unit
3	Direct housing assistance -- owner-occupied	2015	2019	Affordable Housing		Affordable Housing Units		Direct Financial Assistance to Homebuyers: 15 Households Assisted
4	Rental assistance	2015	2019	Affordable Housing Homeless		Affordable Housing Units		Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
5	Owner-occupied rehabilitation	2015	2019	Affordable Housing		Affordable Housing Units Improve existing structures		Homeowner Housing Rehabilitated: 55 Household Housing Unit
6	Create or improve infrastructure	2015	2019	Non-Housing Community Development		Infrastructure improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 39000 Persons Assisted
7	Improvement of Public Facilities	2015	2019	Non-Housing Community Development		Public Facilities		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Public service assistance	2015	2019	Homeless Non-Housing Community Development		Public Service Assistance	CDBG: \$122,158	Public service activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Developer subsidy - owner-occupied
	Goal Description	1. Assist for-profit and non-profit developers with the cost of creating owner-occupied affordable housing units by subsidizing the construction/rehabilitation costs for low income individuals/families and by providing low cost construction financing.
2	Goal Name	Developer subsidy - rental
	Goal Description	1. Assist for-profit and non-profit developers with the cost of creating affordable housing units by subsidizing the construction/rehabilitation costs for low income individuals/families and by providing low cost construction financing.
3	Goal Name	Direct housing assistance -- owner-occupied
	Goal Description	1. Provide down payment and closing cost assistance to income eligible applicants.
4	Goal Name	Rental assistance
	Goal Description	1. Provide assistance to housing programs that target homeless individuals or households where appropriate through programs such as HOME assistance to developers, Tenant Based Rental Assistance and/or Shelter + Care.

5	Goal Name	Owner-occupied rehabilitation
	Goal Description	<ol style="list-style-type: none"> 1. Provide zero-percent interest loans to rehabilitate owner-occupied homes focusing on code related repairs, energy efficiency upgrades, accessibility modifications (if appropriate), and historic exterior upgrades (if appropriate). 2. Provide funding to make emergency repairs that threaten the health and safety of occupants. 3. Provide funding to make accessibility modifications for both owner-occupied and rental units so that qualified applicants may remain in their homes. 4. Assist non-profit organizations with the cost of rehabilitating existing owner-occupied structures.
6	Goal Name	Create or improve infrastructure
	Goal Description	<ol style="list-style-type: none"> 1. Provide funding for the creation and/or repair of water/sewer lines in areas that are not served or where infrastructure is breaking down. 2. Provide funding pedestrian pathways such as sidewalks (including curb improvements), ADA transition ramps, and multi-purpose pathways.
7	Goal Name	Improvement of Public Facilities
	Goal Description	<ol style="list-style-type: none"> 1. Provide funding to non-profits for the improvement of public facilities that are primarily used by HAND target populations. 2. Provide funding to improve neighborhood parks in HAND target areas.
8	Goal Name	Public service assistance
	Goal Description	<ol style="list-style-type: none"> 1. Provide funding to non-profit organizations that serve low income individuals/families with their basic emergency needs: food, shelter and health care. 2. Provide funding to non-profit organizations that provide a safety net for community members in need. 3. Provide funding to non-profit organizations that provide valuable services to improve quality of life.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

Plan to remove the ‘troubled’ designation

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SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Barriers to affordable housing can be broken down into two main categories; economic factors and regulatory factors.

Economic Factors:

1. There are insufficient financial resources to meet the housing needs for all persons. As outlined above, the demand for affordable housing exceeds the supply of affordable housing.
2. There are insufficient financial resources to Housing Choice Vouchers for households in need. There are approximately * people on the HCV waiting list.

Regulatory Factors:

1. Local factors:

Prior to the City's adoption of the Unified Development Ordinance (UDO) in 2007, the common zoning approach to creating affordable housing units was for developers, non-profit affordable housing providers and the City itself to develop affordable housing units either through the rezoning process (most typically through Planned Unit Developments) or via the variance process.

1. State factors:
2. Indiana Code 36-7-15.1-35.5 allows for the development of a housing trust fund. 2015 House Bill 1300 -- This Bill proposes amending IC 36-1-3-8.5 as follows: "Sec. 8.5. A unit may not adopt or enforce an ordinance that requires or would have the effect of requiring a landlord to participate in: (1) a Section 8 program of the federal Housing Act of 1937 (42 U.S.C. 1437f); or (2) a similar program concerning housing."

2015 Senate Bill 415 -- This Bill proposes amending IC 32-30-10.5-12 as follows: "Sec. 12. This chapter does not apply to a mortgage that is serviced by a mortgage servicer that is subject to the requirements of 12 CFR 1024.39, 12 CFR 1024.40, and 12 CFR 1024.41."

Please refer to the *Analysis of Impediments to Fair Housing* for further information on regulatory barriers. Please see Enhanced version of the Consolidated Plan 2015-2019 for additional details.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

How are the actions listed above related to the extent of lead poisoning and hazards?

How are the actions listed above integrated into housing policies and procedures?

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SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

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SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

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